WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00

Coreen Mawcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140095351 DEEDWARR
Recvd: 12/19/14 15:26 2 pgs
Fees:13.00 Taxes:1426.35
20141219-0116527

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack N. Matheson IV	Pinnacle Bank	063-04-0-A-014.00 CO
(NAME)	(NAME)	
1532 Stokley Lane	150 3rd Avenue South Ste. 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Michael W. Emerick and wife, Jamie L. Emerick,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack N. Matheson, IV and wife, Misty M. Matheson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 49, CLEVELAND HALL SUBDIVISION, PHASE THREE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060106-0002332, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. EMERICK AND WIFE, JAMIE L. EMERICK, BY WARRANTY DEED FROM WAHIDI CONSTRUCTION, LLC A TENNESSEE LIMITED LIABILITY COMPANY, DATED OCTOBER 14, 2008, OF RECORD IN INSTRUMENT NO. 20081021-0105597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated; all matters appearing on the Plan of record in Instrument No. 20060106-0002332; Restrictions Book 11725, page 76; Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290 and Instrument No. 20120912-0082762; Articles of Incorporation/Charter of record in Book 11725, page 70; Easement for right of way to BellSouth of record in Book 11720, page 325; Easement for public utilities of record in Book 7844, page 242; Easement for water line of record in Book 7994, page 167 and Book 7994, page 173; Easement for sewer and/or storm drainage of record in Book 8006, page 677; Easement for deed of highway of record in Book 8068, page 524; Easement for ingress-egress of record in Book 7844, page 249; Easement for public utilities, drainage and detention of record in Book 7844, page 262; and Book 7844, page 272; Easement for drainage and construction of record in Book 7844, page 268; Stormwater detention agreement of record in Instrument No. 20041115-0136615; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1532 Stokley Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of December, 2014.

Michael W. Emerick

Jamie L. Emerick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael W. Emerick and Jamie L. Emerick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 17th day of December, 2014.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015